



**SHREWSBURY CONSERVATION COMMISSION  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: Tuesday, April 19, 2005 - 7:00 P.M.

Location: Conference Room B - Municipal Office Building

**Present:** John J. Ostrosky, Chairman  
Robert P. Jacques, Vice-Chairman  
Dorbert A. Thomas, Clerk  
Patricia M. Banks  
Kenneth F. Polito

**Also Present:** Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Conservation Commission agreed to review and vote on Minutes from past months at the next regular meeting in May, as not all of the Commission had a chance to review.

**2. Signed bills.**

**3. Meetings and Hearings – 7:05 P.M.**

**285-1311 Continued – Public Hearing regarding the Notice of Intent filed by AvalonBay Communities, Inc. for the construction of a 264-unit rental apartment community with associated grading, drainage, parking, access road and other appurtenances at 870-890 Hartford Turnpike**

Attending the hearing were Michael Roberts – Avalon, Tim O’Sullivan – ENSR, and John Ryan – H.W. Moore Associates, Inc. Mr. Roberts and Mr. O’Sullivan listed and reviewed the revisions and the issues from the last meeting:

- 1) phasing;
- 2) fence revisions for the fence to be lifted for small animals to be able to pass under it;
- 3) chain link fence – moved about 30 feet away from the wetlands.

Mr. Jacques asked Mr. Stone if he was satisfied with the plan and he said he was.

Mrs. Banks asked regarding the comment that the contractor is deciding the sequence of work, how that would fit into the plan. Mr. Roberts said there would be a preconstruction meeting, and said there would be a project manager to go in between the project and the Town. Mr. Stone said they have to go for an NPDES permit and he commented he was satisfied with the sequencing.

Mr. Polito asked if Phase I would be substantially done before starting the next phase. They said, "Yes," and commented that it was spelled out on the plan.

Mr. Roberts said the chain link has been pulled away from the wetland, and they also have the detail of the fence for the smaller animals (on Sheet #11).

Mr. Ostrosky expressed continued concern for the deer and fawn crossing through the area of the fence. Mrs. Thomas asked if any of the neighbors were in attendance at the hearing and if they have seen wildlife. The neighbors commented:

- 1) wondered if there will be any wildlife after this project is done;
- 2) they have no problem having fence on Avalon side on other side (north side) of wetland.

Mr. Roberts said they don't want it on their side because they don't want their residents to have to look at the fence.

Mr. Ostrosky expressed concern over this whole fence issue and strongly felt that there should be a natural barrier out there. The neighbors were strongly opposed to this.

Mr. Roberts reviewed the landscaping and grading plans.

Mr. Roberts said he would like to keep the hearing open until May 10<sup>th</sup>, to further consider the fence issue.

Mr. Ostrosky continued the hearing to May 10, 2005.

**285-1330 Public Hearing regarding the Abbreviated Notice of Resource Area  
Delineation filed by Worcester Business Development Corporation for the  
delineation of wetland resource areas at 0 Green Street and 140 Green Street**

Attending the hearing was Roberta Brien from WBDC.

Mr. Ostrosky asked Mr. Stone if he reviewed the delineation. Mr. Stone said he has and he agrees with it.

Ms. Brien commented that they are looking to do continuation of Centech Park.

There was discussion as to where the boundary was in the area of the Connector Road. The Commission agreed that there is a small area near the Connector Road that needs clarification.

Mr. Ostrosky closed the hearing, with the condition that a plan to clarify this boundary concern will be submitted to Mr. Stone, Engineering Department.

**285-1331 Continued – Public Hearing regarding the Notice of Intent filed by Brendon  
Properties Five Realty Trust for the construction of Farmview Estates, a  
residential subdivision at Green Street and 558-560 South Street**

Attending the hearing was Jim Bernadino – an engineer from Thompson and Liston, and Charlie McGregor – from Brendon Properties.

Mr. Bernadino said they are still working on revised plans, from input from the Planning Board, and they are looking for some more input from the Commission. He reviewed the plan.

Mr. Bernadino said they are proposing to replace the culvert to alleviate annual flooding that occurs on Green Street. He said they are proposing to install 300-feet of drainage on Green Street and discharging into existing bordering vegetated wetland area. He said there will be one-day temporary disturbance of wetland area.

Mr. Bernadino reviewed the cut and fill analysis for the phasing plan, which was submitted to the Commission.

Mr. Jacques expressed concern for the amount of destabilization; he would like to see timeframe for time the area will be destabilized. He would also like to see the timeframe for where they think they will be in the project for each season.

Mr. McGregor commented that they are very proactive with stabilization measures; he said they will use temporary detention basin right away; and said they will use all the latest technology for stabilization, etc.

Mr. Jacques and Mr. Polito expressed concern about the down gradient at South Street flooding. Mr. Bernardino reviewed the off-site mitigation package as requested by the Planning Board. Mr. Jacques asked if this will only be a one year event solution; and asked if they should be looking at what is causing the problem, maybe downstream.

Mr. Stone asked where in the phasing the culverts would be installed. Mr. Bernardino said it hasn't really been determined yet but probably before or at beginning of Phase 1.

Mr. Stone expressed hope that the culvert is done sooner then later to alleviate flooding.

Mr. Ostrosky continued the hearing to May 10, 2005.

**285-1325 Public Hearing regarding the request for an Amended Order of Conditions filed by Michael Griffin for the construction of a single family home and driveway at 13 Bannister Street**

Attending the hearing was James Tetreault – an engineer from Thompson & Liston.

Mr. Tetreault said they are asking for an amendment to the Order of Conditions. He said it was discovered that the path for the proposed driveway is off the path of the current cleared path; the existing path is just a couple of feet off what they had proposed previously.

Mr. Tetreault said he doesn't want to cut down trees that they don't have to. He said the driveway would be closer to the wetland, but activities for the project would not be as great.

Mrs. Banks expressed concern of plowing of snow and where it will go. Mr. Jacques and Mr. Polito said they would support the April 5<sup>th</sup> plan to keep more buffer.

Mr. Ostrosky officially closed the hearing.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by the Community Animal Hospital of Shrewsbury for the expansion of the existing building, parking lot, and septic system at 15 Clews Street**

Attending the hearing were James Tetreault – an engineer from Thompson and Liston, and Dr. Shari Moranis – owner of the Community Animal Hospital of Shrewsbury.

Mr. Tetreault said this filing is for the expansion of the site, which is to be done in two phases. Phase 1 is the expansion of the parking area by 10 spaces and the work to increase the size of the detention basin. He stated that the building expansion and septic system addition will follow at a later date.

Mr. Tetreault said this phase 1 work will alter 10,200 square feet of riverfront area. He stated that there are no habitat issues, and said this work is outside of the flood plain area. Mr. Jacques asked about Bummet Brook, and Mr. Tetreault reviewed the D.E.P. regulation.

Mr. Ostrosky closed the hearing.

**285-1333 Public Hearing regarding the Notice of Intent filed by AvalonBay Communities, Inc. has filed a Notice of Intent for alterations to an existing detention basin at 17-21 Waterville Lane**

Attending the hearing were James Tetreault – the engineer from Thompson & Liston, and Mike Roberts – from Avalon.

Mr. Tetreault said this is a proposal to increase the size of the detention basin to serve abutters in the area, and it is to be done by Avalon, stating this detention basin is part of Southwoods Subdivision.

Mr. Tetreault said Mr. Stone has asked that the change of the headwall and elevations be reflected in the plan, and he said he will do this.

Mr. Tetreault commented that there will be extra yard for #17 and #19 and more usable yard for #21.

Mr. Roberts commented that it will also allow them to do more of a landscape buffer for the Avalon project.

Mr. Polito asked about the cost to maintain the vortechinics; and Mr. Tetreault didn't know but said usually maintenance is done once a year, and it will be accessible.

Mr. Ostrosky continued the hearing for a revised plan to May 10, 2005.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Wall Construction Company, Inc., for the construction of a sewer force main at 304 Grafton Street and 566-570 Boston Turnpike**

Attending the hearing was John Grenier – the engineer from J.M. Grenier Associates, and Attorney Joseph Allen representing Julia Buckley – the owner at 304 Grafton Street and 566-570 Boston Turnpike. Attorney Allen said there is a failed septic system.

Mr. Grenier said they want to install a pump chamber through 1-1/4-inch force main along the edge of pavement to rear driveway and tap into the existing 2-inch force main. He said they will use haybales and extra precaution for work when working over the week-end. He said work should only be a few days. He said rip-rap will be installed to stop some eroding going on out there.

Mr. Ostroaky officially closed the hearing.

**RDA Public Meeting regarding the Request for Determination of Applicability filed by Barry Kneeland for the construction of a sewer main within Brook Street near house numbers 30-38 Brook Street**

Attending the meeting was Carl Hultgren – the engineer from Quinn Engineering. Mr. Hultgren said they are proposing to extend sewer approximately 478 feet to service four other houses. He said Mr. Kneeland's service will be at the rear of the property, and it will be about 35 feet from wetland area. He stated that he has a permit request in with the D.E.P.

Mr. Hultgren said Mr. Kneeland will use erosion control measures as necessary.

Mr. Hultgren said they will not be connecting the three houses at this time.

Mr. Jacques clarified which houses would be connecting. Mr. Hultgren said he said this is for Mr. Kneeland's house connection and the street line; the other houses are pooling money together.

Mr. Stone asked about the MEPA process, and Mr. Hultgren said MEPA Phase 1 is complete and they are with the D.E.P. for the permit.

Mr. Ostrosky officially closed the hearing.

The Commission unanimously voted a negative determination.

**285-1335 Public Hearing regarding the Notice of Intent filed by Elizabeth Cruz for the construction of a swimming pool at 15 Adams Road**

Attending the hearing was Elizabeth Cruz – from Land Planning. She said they would like to install a swimming pool. She said haybales are still out there from Shrewsbury Hunt, but stated that they would like to flatten some of the land to put a deck. She said they also want to install a well for irrigation.

Mr. Jacques noted that the fill is within 10 feet of the wetland.

The Commission agreed they would like to see them keep existing grades and pull the landscaping back.

Mr. Ostrosky continued the hearing to May 10, 2005, to review the plan and revise location.

**285-1334 Public Hearing regarding the Notice of Intent filed by M.D. Harrington  
Development for the construction of a driveway and septic system at  
141 Memorial Drive**

Attending the hearing were Marc Belanger – the engineer from Hannigan Engineering, and Michael Harrington – the builder.

Mr. Belanger said the closest point of the house is about 65 feet away from wetland area, and commented that only the driveway is within the buffer zone. He proposed using a culvert in the driveway. He said haybales are in place now.

Mr. Harrington said they will hydroseed the area right away after work is complete.

Mr. Ostrosky officially closed the hearing.

**285-1332 Public Hearing regarding the Notice of Intent filed by Cheryl Burokas for the  
construction of a three lot subdivision at 185 Old Mill Road**

Attending the hearing was Jeff Howland – the engineer from Graves Engineering.

Mr. Howland said they are proposing to create three lots – one lot is an existing house and the other two lots they are proposing to build two single family houses. He said the detention pond is in the buffer at the rear of the property. He said at Engineering's request they will move the outlet pipe back.

Mr. Howland said the two new lots will be on septic, as D.E.P. also denied their sewer connection request, as the Sewer Commissioners did. He commented they had good percs.

Mr. Ostrosky officially closed the hearing.

**4. New Business**

**a. Discussed/signed Draft Order of Conditions and Requests for Determination  
of Applicability**

**285-1311 870-890 Hartford Turnpike** – continued

**285-1330 0 & 140 Green Street** – conditionally approved that a plan be submitted to Engineering to clarify where boundary was in an area of the Connector Road

**285-1331 Farmview Estates** – continued

**285-\*\*\*\* 15 Clews Street** – conditionally approved

**4. New Business (cont'd)**

**a. Discussed/signed Draft Order of Conditions and Requests for Determination of Applicability (cont'd)**

**285-1333**    **17-21 Waterville Lane** – continued  
**285-\*\*\*\***    **566-570 Boston Turnpike** – conditionally approved  
**RDA**        **30-38 Brook Street** – unanimously voted a negative determination  
**285-1335**    **15 Adams Road** - continued  
**285-1334**    **141 Memorial Drive** – conditionally approved  
**285-1332**    **185 Old Mill Road** – conditionally approved  
**285-1325**    **13 Bannister Street** – conditionally approved

**5. Old Business**

**a. Discussed/Signed Certificates of Compliance**

**285-912**    **37 Thomas Farm Circle**  
**285-709**    **30 Arch Street (partial)**  
**285-1050**   **10 Holt Street (partial)**  
**285-348**    **543 Lake Street**

**b. Discussed/Signed Extension Permits**

**6. Correspondence**

**7. Miscellaneous**

- a.)** Letter from Mr. Stone addressed to Bob Terkanian regarding his replacing the bench at the Hills Farm pond.
- b.)** Mr. Polito said the Conservation Commission's trout stocking was completed in April.
- c.)** Mr. Polito updated the Commission on the Lake Quinsigamond Commission drawdown plan.

The meeting adjourned at 10:20 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*